

ZONING ADMINISTRATOR HEARING AGENDA

**CITY OF NEWPORT BEACH
COUNCIL CHAMBERS – 3300 NEWPORT BOULEVARD
Thursday, February 10, 2011
Regular Meeting – 3:30 p.m.**

**Gregg Ramirez
Zoning Administrator**

NOTICE TO THE PUBLIC

HEARING ITEMS

ITEM NO. 1. Welden Residence – Modification No. MD2010-025 and
Lot Merger No. LM2010-006 (PA2010-170)
1104 & 1106 East Balboa Boulevard Council District 1

SUMMARY: A lot merger to combine three existing lots, a portion vacated East Bay Avenue and a portion of the vacated 6-foot strip of Balboa Boulevard into one single parcel which will result in a demolition of one of the two existing single-unit residential dwellings located at 1104 East Balboa Boulevard. A modification permit is also requested to allow a 5,181-square-foot addition to the remaining 3,230-square foot, single-unit dwelling located at 1106 East Balboa Boulevard that will encroach into the required front, side and rear yard setbacks. The property is located in the R-1 (Single-Unit Residential) District.

RECOMMENDED

ACTION: 1) Conduct public hearing; and
2) Approve Modification No. MD2010-025 and
Lot Merger No. LM2010-006 (PA2010-170)
subject to the recommended findings and conditions.

CEQA

COMPLIANCE: The project is exempt from environmental review pursuant to Sections 15301 and 15315, Class 1 (Existing Facilities) and Class 15 (Minor Land Divisions) of the Implementing Guidelines of the California Environmental Quality Act.

This hearing is subject to the Ralph M. Brown Act. Among other things, the Brown Act requires that the Zoning Administrator's agenda be posted at least 72 hours in advance of each hearing and that the public be allowed to comment on agenda items before the Zoning Administrator and items not on the agenda but are within the subject matter jurisdiction of the Zoning Administrator. The Zoning Administrator may limit public comments to a reasonable amount of time, generally either three (3) or five (5) minutes per person.

It is the intention of the City of Newport Beach to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this hearing, you will need special assistance beyond what is normally provided, the City of Newport Beach will attempt to accommodate you in every reasonable manner. Please contact the Planning Department at least 48 hours prior to the hearing to inform us of your particular needs and to determine if accommodation is feasible.

If in the future, you wish to challenge in court any of the matters on this agenda for which a public hearing is to be conducted, you may be limited to raising only those issues which you (or someone else) raised orally at the public hearing or in written correspondence received by the City at or before the hearing.

Any writings or documents provided to the Zoning Administrator regarding any item on this agenda will be made available for public inspection in the office of the Planning Department located at 3300 Newport Boulevard, during normal business hours.

APPEAL PERIOD: Modification Permit applications do not become effective until 14 days after the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.

Tentative Parcel Map, Condominium Conversion, Lot Merger, and Lot Line Adjustment applications do not become effective until 10 days following the date of action, during which time an appeal may be filed with the Planning Commission Secretary in accordance with the provisions of the Newport Beach Municipal Code.